173.0	0005	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	808,800 / 808,800
					USE VALUE:	808,800 / 808,800
					ASSESSED:	808,800 / 808,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JENSEN MALLORY
Owner 2:	ROMANO JOSEPH
Owner 3:	
Street 1:	66 SUTHERLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GROSS ELIZABETH R -
Owner 2:	-
Street 1:	66 SUTHERLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,908 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Clapboard Exterior and 2224 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4908.000	411,700		397,100	808,800
Total Card	0.113	411,700		397,100	808,800
Total Parcel	0.113	411,700		397,100	808,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.73 | /Parcel: 363.7

Legal Description

User Acct 115440

GIS Ref

GIS Ref

Insp Date 06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 173.0-0005-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	411,700	0	4,908.	397,100	808,800	808,800	Year End Roll	12/18/2019
2019	104	FV	336,700	0	4,908.	391,400	728,100	728,100	Year End Roll	1/3/2019
2018	104	FV	336,700	0	4,908.	300,600	637,300	637,300	Year End Roll	12/20/2017
2017	104	FV	317,100	0	4,908.	283,600	600,700	600,700	Year End Roll	1/3/2017
2016	104	FV	317,100	0	4,908.	260,900	578,000	578,000	Year End	1/4/2016
2015	104	FV	268,200	0	4,908.	243,900	512,100	512,100	Year End Roll	12/11/2014
2014	104	FV	268,200	0	4,908.	224,600	492,800	492,800	Year End Roll	12/16/2013
2013	104	FV	278,000	0	4,908.	224,600	502,600	502,600		12/13/2012

!13466!

PRINT

Date	Time
12/11/20	03:25:03

LAST REV

Date	Time
09/15/20	13:35:58
jorourke	
13466	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROSS ELIZABETH	75252-24	1	7/30/2020		875,000	No	No		
CREEHAN ROBERT	71450-567	1	8/9/2018	Convenience	1	No	No		Robert D Creehan dod 1/25/2020
	19041-561		5/1/1988		234,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2011	1545	Re-Roof	9,126					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
6/27/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Measured	163	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115440
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4908		Sq. Ft.	Site		0	70.	1.16	6									397,069						397,100	

Total AC/HA: 0.11267 | Total SF/SM: 4908 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 397,069 | Spl Credit | Total: 397,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.23724830
Const Adj.:	0.99989998
Adj $ / SQ:	197.940
Other Features:	135000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	559361
Depreciation:	147671
Depreciated Total:	411689

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

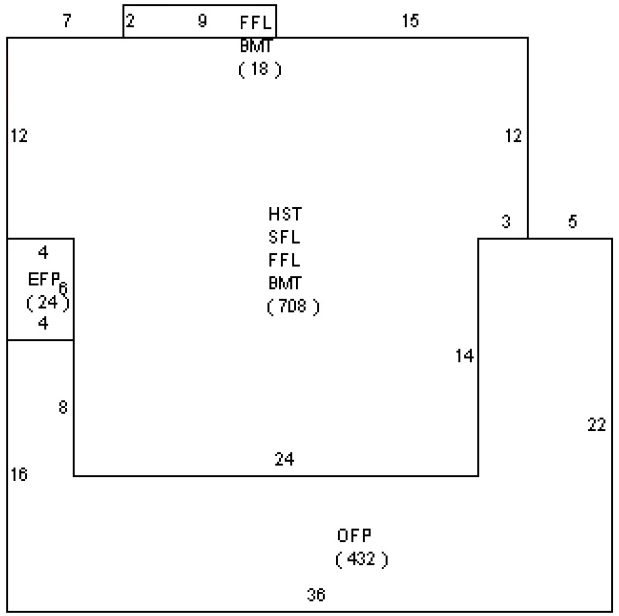
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	197.94
Special Features:	0	Val/Su Net:	138.62
Final Total:	411700	Val/Su SzAd	230.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	726	82.540	59,925
FFL	First Floor	726	197.940	143,704
SFL	Second Floor	708	197.940	140,141
OFP	Open Porch	432	20.320	8,777
HST	Half Story	354	197.940	70,071
EFP	Enclos Porch	24	72.590	1,742

Net Sketched Area:	2,970			Total:	424,360
Size Ad	1788	Gross Are	3324	FinArea	2224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0005-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	